



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 21, 2019

Carina E. Sanchez
Public Building Commission of Chicago
50 W. Washington, Suite 200
Chicago, IL 60602

Re: Minor change request for PD No. 1440, 1024 W. 119th St.

Dear Ms. Sanchez:

Please be advised that your request for a minor change to Planned Development No. 1440, ("PD 1440") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1440.

The Public Building Commission of Chicago is constructing a new firehouse at 1024 W. 119th St. and was previously issued a minor change on May 21, 2019, for the addition of a glass curtain wall and the relocation of the electrical room within the building. You are now requesting, on behalf of the property owner, the City of Chicago, to maintain the existing chain-link fence along the west property line, as shown on the attached Site Plan and photos. The existing fence is fairly new and in good condition. However, the PD required an ornamental iron fence along the internal property line which abuts a planned manufacturing district.

With regard to your request, the Department of Planning and Development has determined that allowing the existing fence to remain will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, this change has also been approved by Fleet and Facility Management and the Chicago Fire Department.

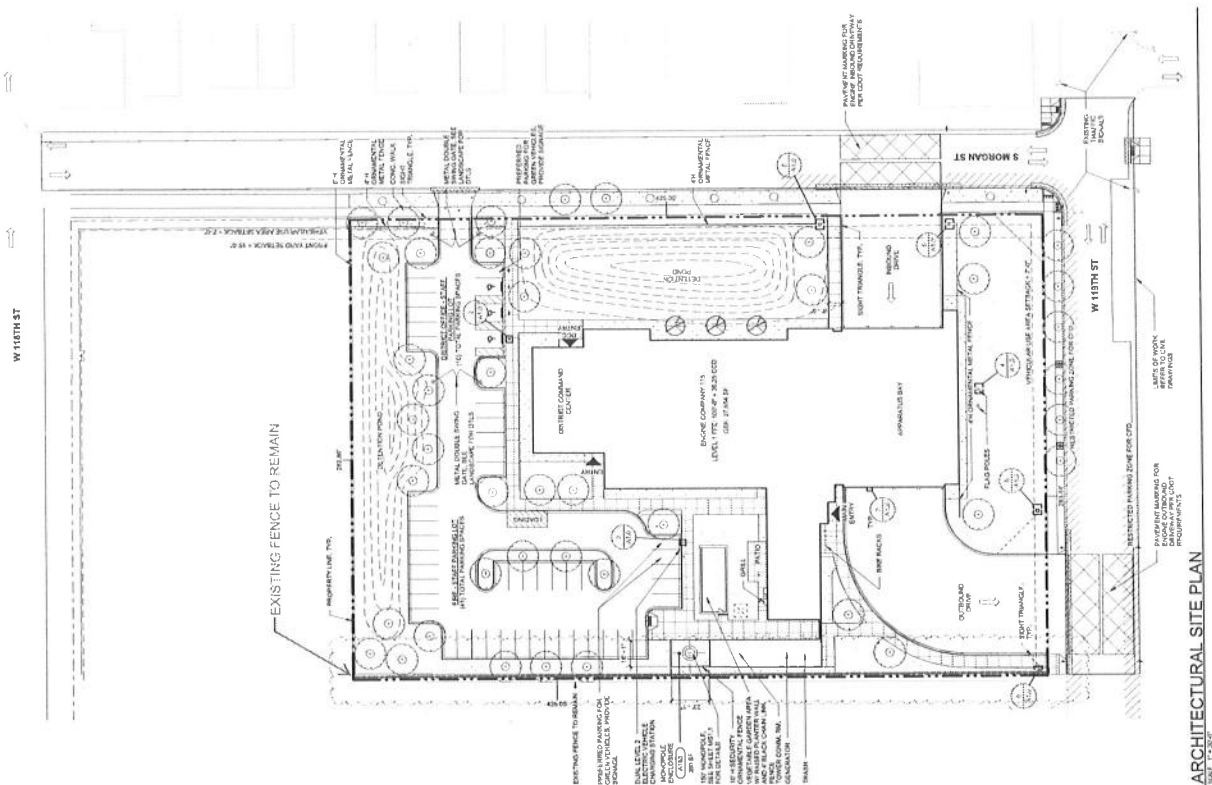
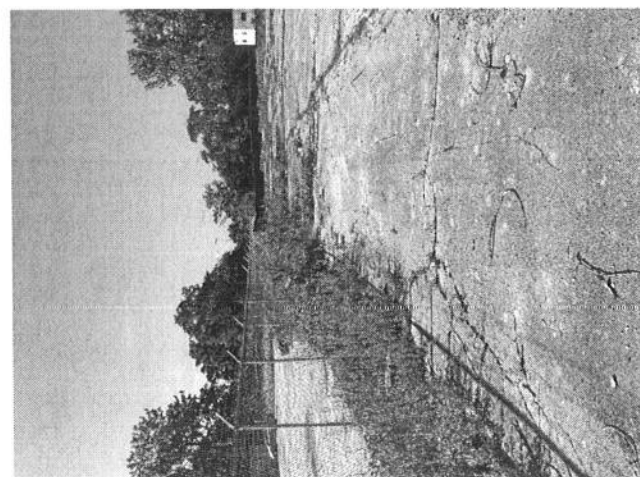
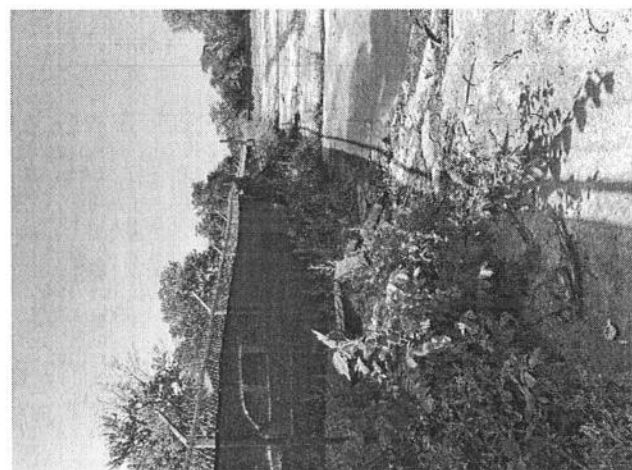
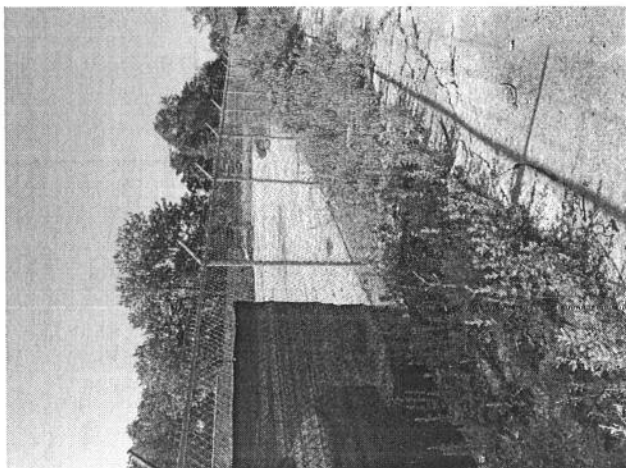
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1440, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Emily Thrun, Beth Scanlon, Main file





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 21, 2019

Carina E. Sanchez
Public Building Commission of Chicago
50 W. Washington, Suite 200
Chicago, IL 60602

Re: Minor change request for PD No. 1440, 1024 W. 119th St.

Dear Ms. Sanchez:


Please be advised that your request for a minor change to Planned Development No. 1440, ("PD 1440") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1440.

The Public Building Commission of Chicago is proposing the construction of a new firehouse at 1024 W. 119th St. You are requesting on behalf of the owner of the property, the City of Chicago, a minor change to allow for a glass curtainwall system to replace punched openings along the training room façade and the shifting of the electrical room so that it is closer to the transformer and monopole equipment. A revised Floor Plan and North and East Elevations are attached.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1440, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patrick Murphy
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Emily Thrun, Beth Scanlon, Main file



ENGINE COMPANY 115
CHICAGO, IL
1024 W 119 ST.

100% ARCHITECTURAL

Architect of Record
725 S. Michigan Ave. 3M 30
312.553.3000
www.3m.com

Associate Architect
725 S. Michigan Ave. 3M 30
312.553.3000
www.3m.com

MWL Architects
1000 N. Dearborn Ave. 3M 30
312.553.3000
www.mwl.com

Infrastructure Engineering
Chicago, Illinois
Sloan Design Group
Chicago, Illinois
JMEG
Chicago, Illinois
K2P

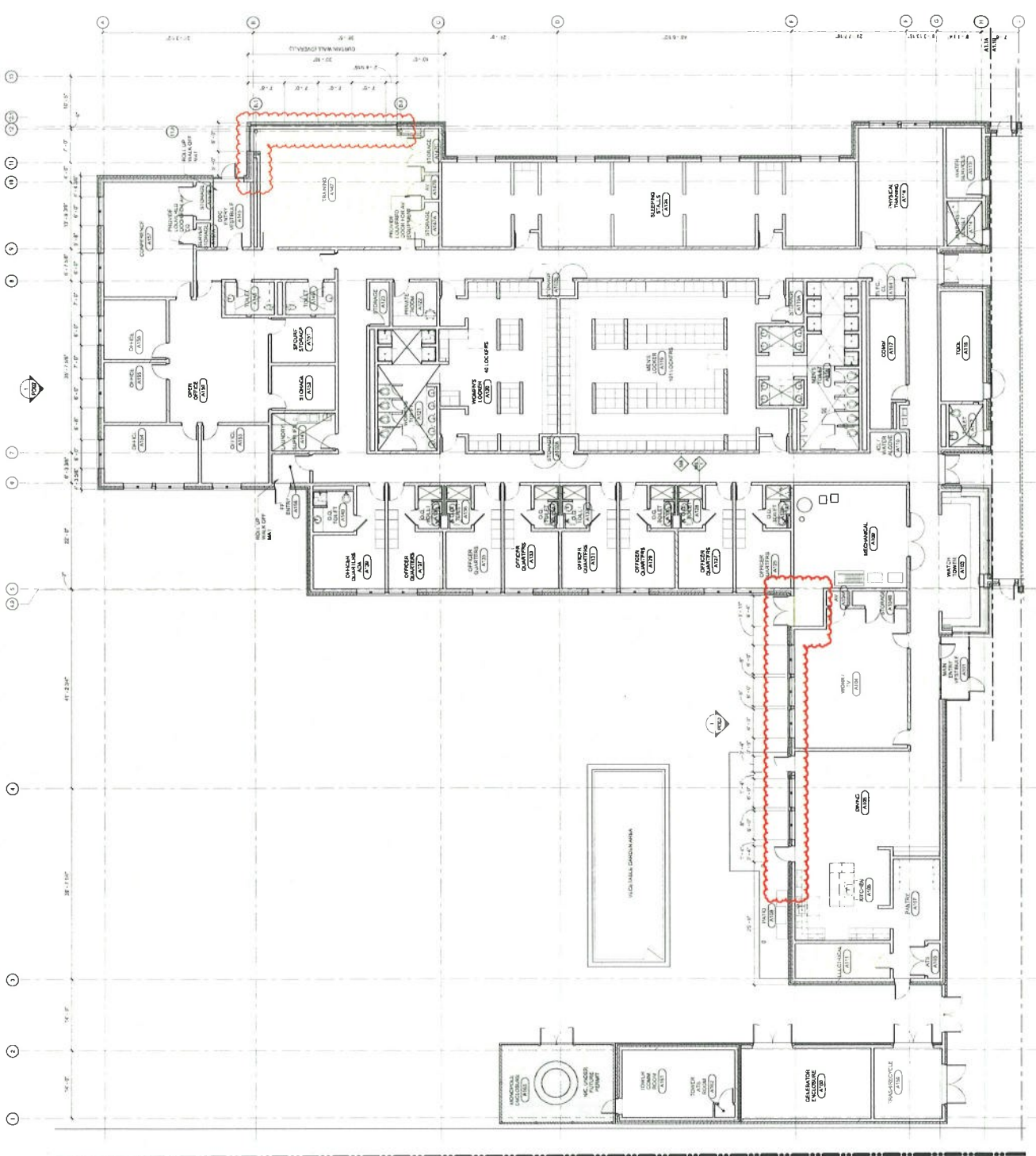
Primera Engineering
Chicago, Illinois
Comprehensive Inc.
Chicago, Illinois
EDJ Inc.
Chicago, Illinois
Level 4 Global Solutions
Chicago, Illinois
Tall / FA

Revised: 05/11/11
Project: 1024 W 119 ST
Sheet: 1024 W 119 ST
Scale: 1/8" = 1'-0"

Project: 1024 W 119 ST
Sheet: 1024 W 119 ST
Scale: 1/8" = 1'-0"

**MAIN BUILDING
FLOOR PLAN**

PD01



FLOOR PLAN - MAIN BUILDING



ENGINE COMPANY 115
1024 W 119 ST
CHICAGO, IL

Architect of Record

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Associate Architect

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

MWL Architects

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Infrastructure Engineering

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Site Design Group

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Change Room

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

MEG

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Pravera Engineering

2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

EDI INC.

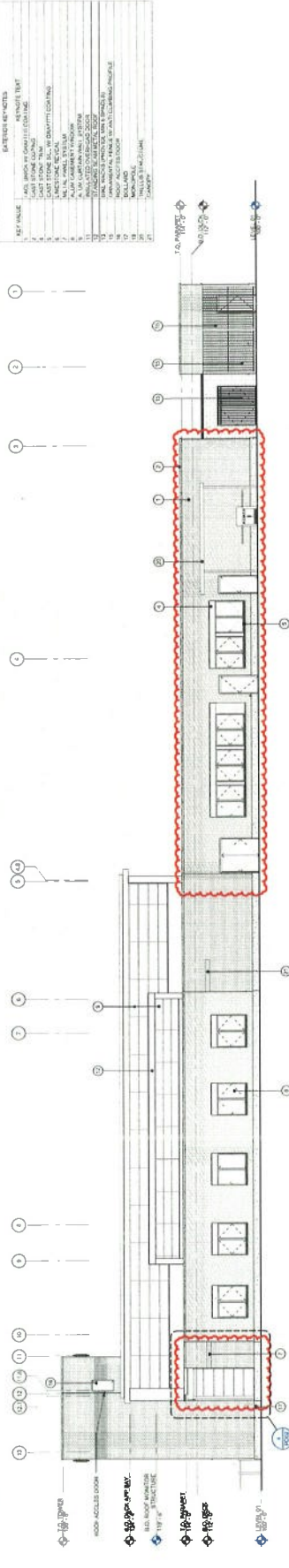
2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

Global Solutions

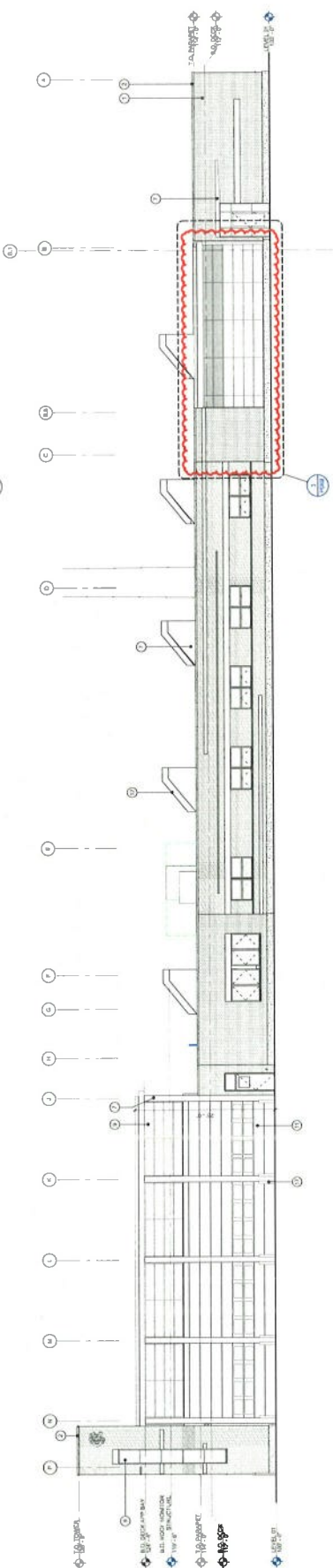
2325 S. Morgan Ave. Ste. 300
Chicago, IL 60608
312.467.1115
www.enginecompany115.com

North and East Elevation - Proposed

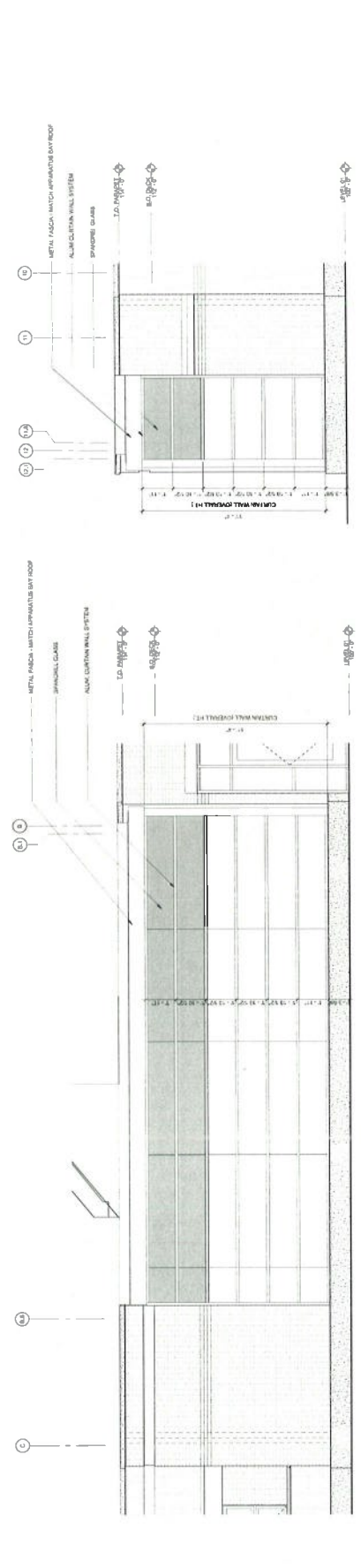
PD02



1 NORTH ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



3 NORTH AND EAST ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"

4 ENLARGED EAST ELEVATION - PROPOSED
SCALE 3/8" = 1'-0"

*Reclassification Of Area Shown On Map No. 224-B.**(As Amended)**(Application No. 19878)**(Common Address: 11814 -- 11858 S. Morgan St.
And 1000 -- 1028 W. 119th St.)*

IPD 1440

[SO2018-9255]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Planned Manufacturing District Number 10 symbols and indications as shown on Map Number 224-B in the area bounded by:

West 119th Street; South Morgan Street; a line approximately 425 feet north of and parallel to West 119th Street; and a line approximately 283 feet west of and parallel to South Morgan Street,

to those of Institutional Planned Development 1440, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1440.

Planned Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1440 ("Planned Development") consists of approximately 120,338 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Property is owned by the City of Chicago and the Applicant is the Public Building Commission.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and

any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must

be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements; a Bulk Regulations Table; an Aerial Map; Existing Zoning Map/Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Floor Plans; and, Building Elevations (North, South, East and West) prepared by DLR Group submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development: public safety services including fire station, office, accessory parking, and all other related and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 120,338 square feet and a base FAR of 0.3.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of City

residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map amendment to rezone the Property to Planned Manufacturing District Number 10.

[Site Plan; Landscape Plan; Vehicular Use Area Calculations; Floor Plan; North, South, East and West Building Elevations; Existing Zoning Map/Land-Use Map; Boundary and Property Line Map; and Aerial Map referred to in these Plan of Development Statements printed on pages 97600 through 97609 of this *Journal*.]

* Editors's Note: Numbering sequence error; (i) missing in original document.

3/13/2019

REPORTS OF COMMITTEES

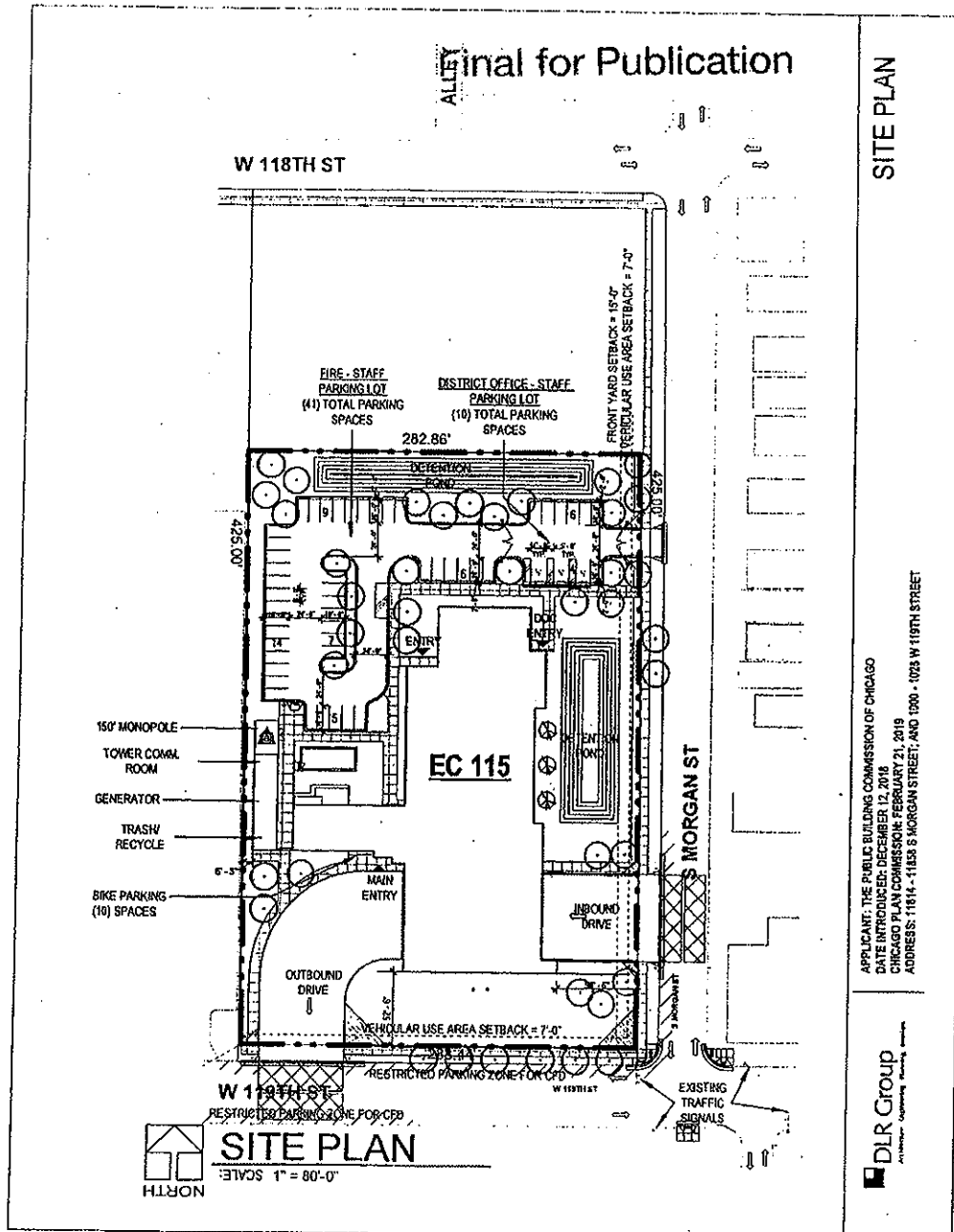
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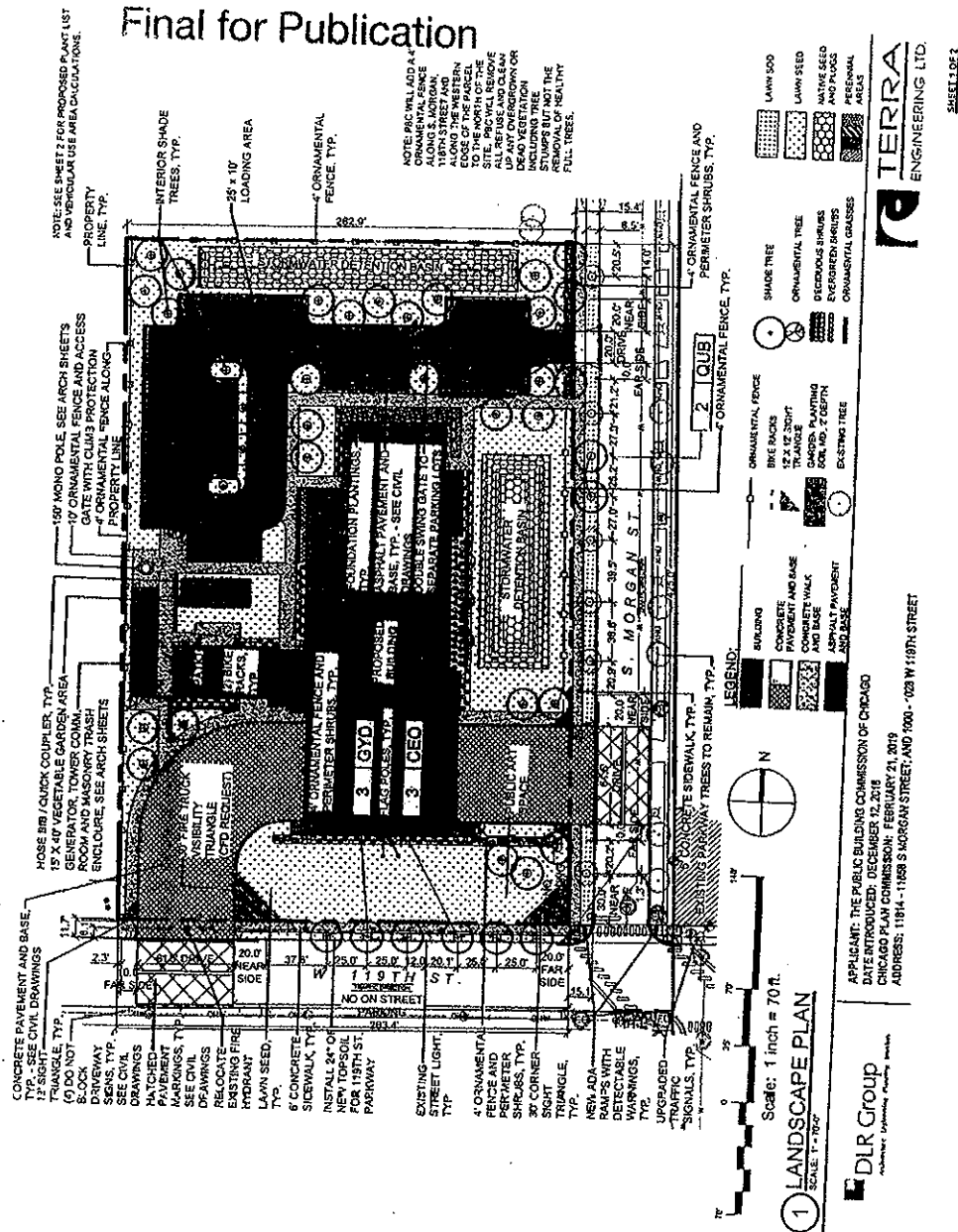
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

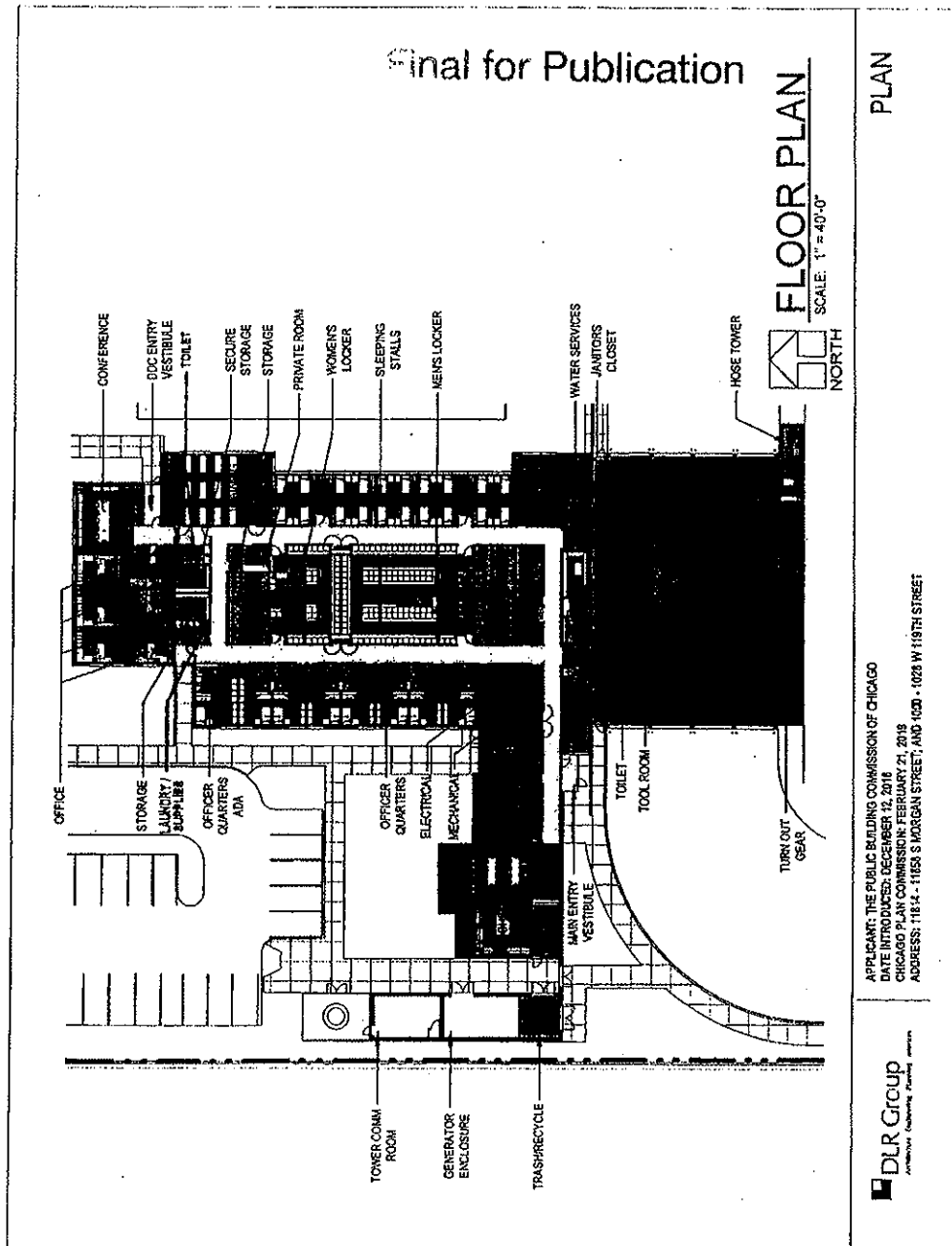
Institutional Planned Development No. 1440.

Bulk Regulations And Data Table.

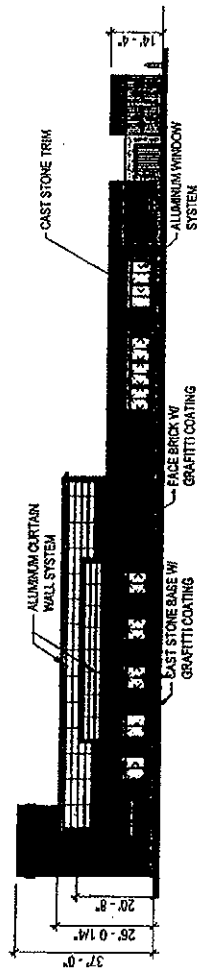
Gross Site Area:	145,100 square feet
Net Site Area:	120,338 square feet
Public Area Right-of-Way:	24,762 square feet
Maximum Floor Area Ratio:	0.3
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	51
Minimum Number of Bicycle Parking Spaces:	10
Maximum Building Height:	38 feet
Minimum Required Setback:	In accordance with the Site Plan



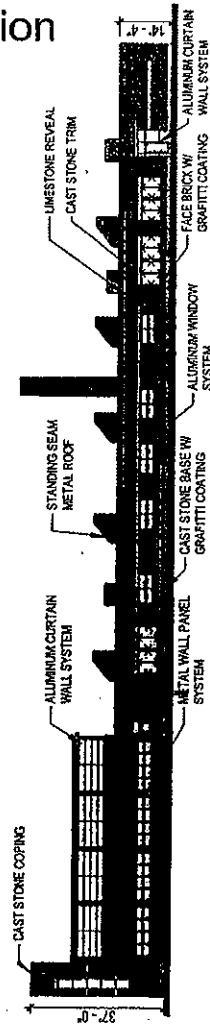




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**NORTH ELEVATION**

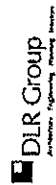
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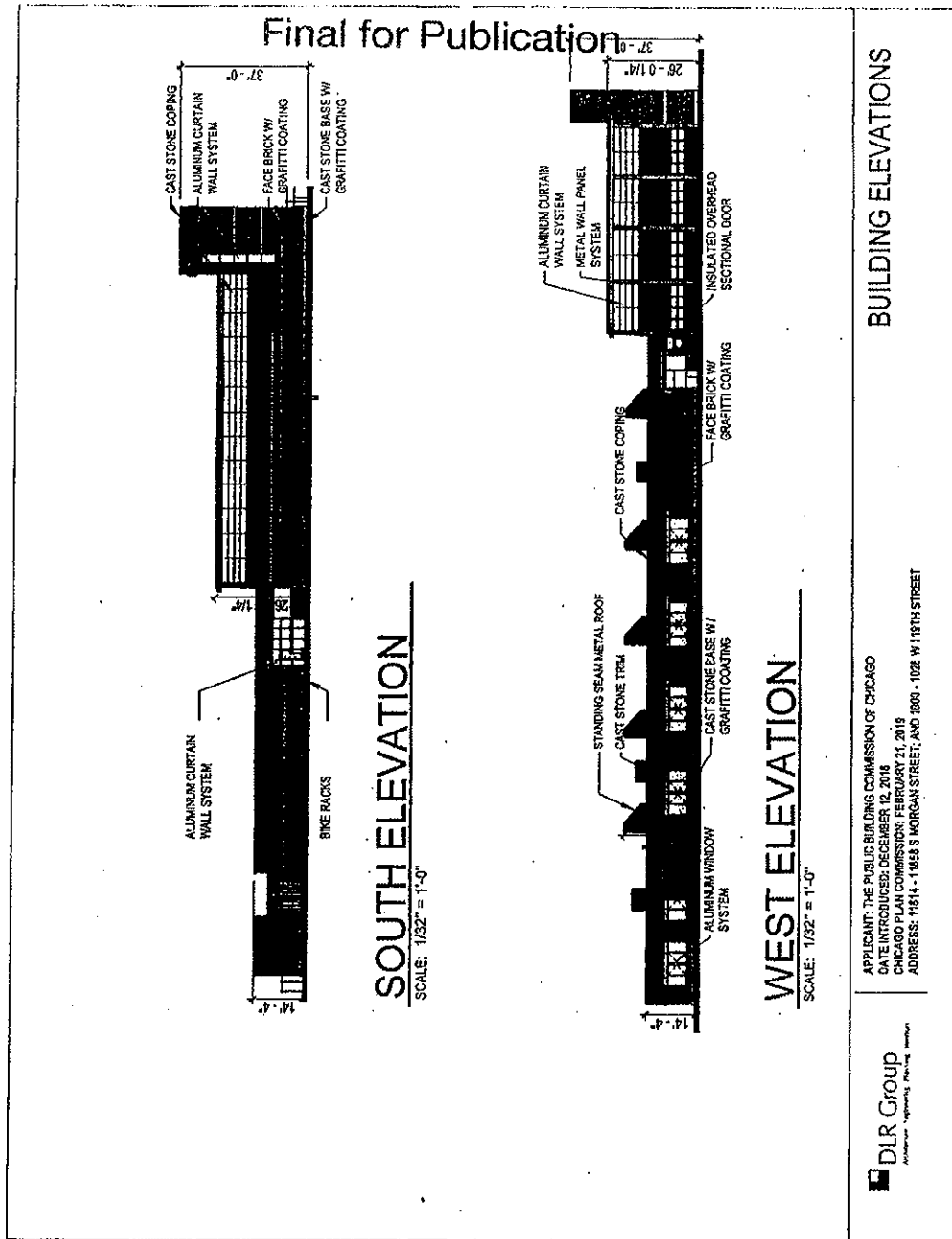
**EAST ELEVATION**

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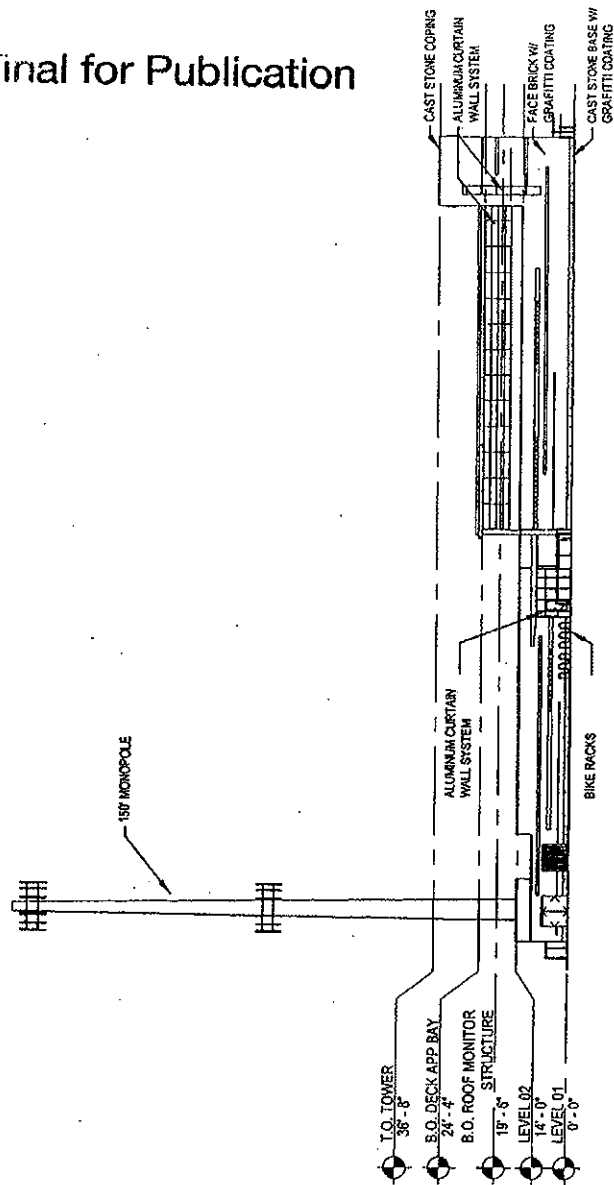
BUILDING ELEVATIONS

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
 DATE INTRODUCED: DECEMBER 12, 2018
 CHICAGO PLAN COMMISSION: FEBRUARY 21, 2019
 ADDRESS: 11514 - 11534 S MORGAN STREET, AND 1000 - 1028 W 118TH STREET



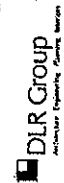


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SOUTH ELEVATION

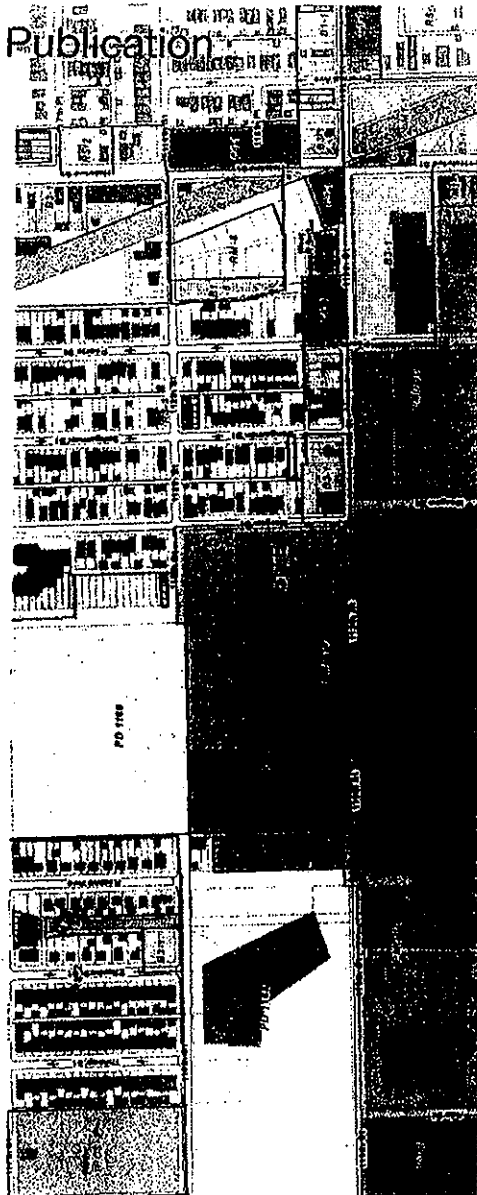
SCALE: 1/32" = 1'-0"



APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE INTRODUCED: DECEMBER 17, 2018
CHICAGO PLAN COMMISSION: FEBRUARY 21, 2019
ADDRESS: 1814 - 11853 S MONROV STREET, AND 1000 - 1028 W 19TH STREET

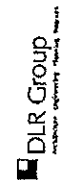
MONOPOLE ELEVATION

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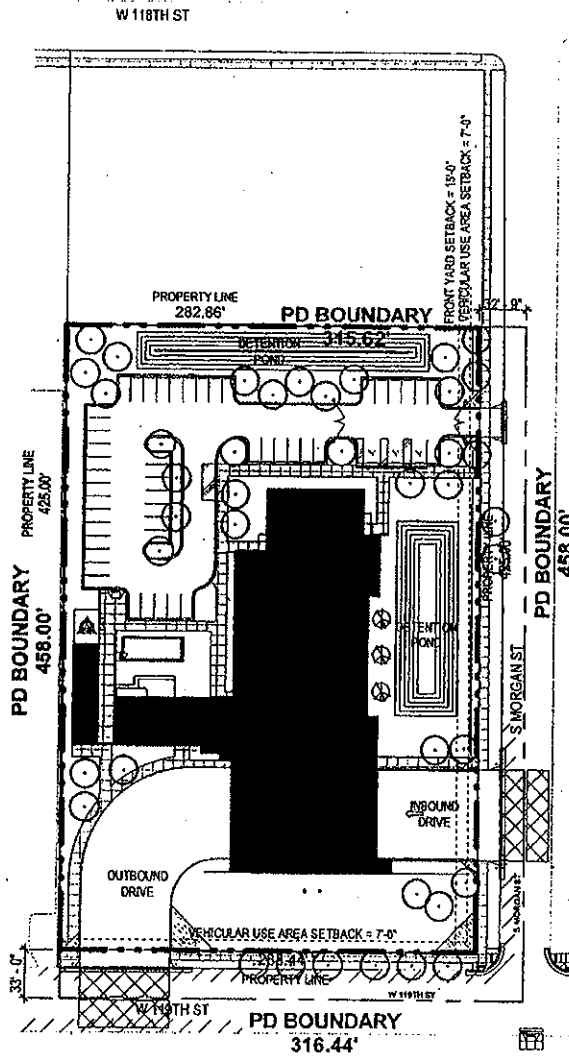


EXISTING ZONING /
LAND USE

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE INTRODUCED: DECEMBER 12, 2018
CHICAGO PLAN COMMISSION: FEBRUARY 21, 2019
ADDRESS: 1154 - 1159 S MORGAN STREET, AND 1000 - 1022 W 115TH STREET



Final for Publication



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: THE PUBLIC BUILDING COMMISSION OF CHICAGO
DATE INTRODUCED: DECEMBER 12, 2018
CHICAGO PLAN COMMISSION: FEBRUARY 21, 2019
ADDRESS: 11814 - 11858 S MORGAN STREET; AND 1000 - 1023 W 119TH STREET

